

North Potomac Yard Small Area Plan

A hundred years after we are gone and forgotten, those who never heard of us will be living with the results of our actions. - Oliver Wendell Holmes



Planning Commission

May 4, 2010

Policy Decisions—Planning, Land Use and Fiscal

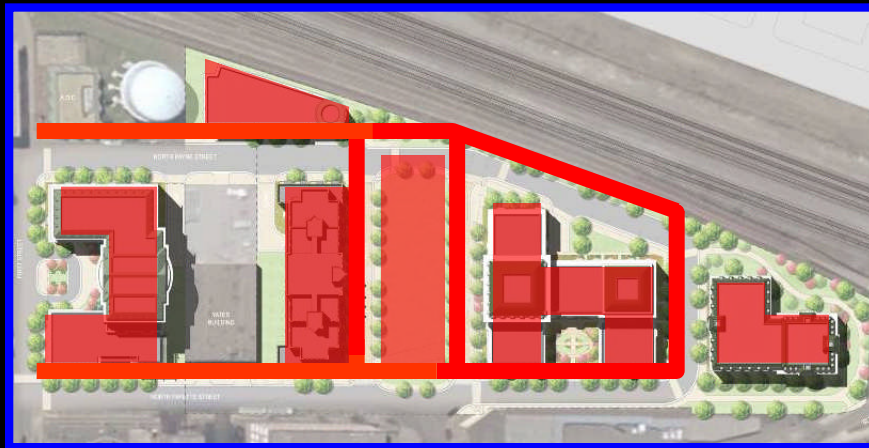
Planning Commission and City Council

- Master Plan—May
- Rezoning—June
- CDD Concept Plan—June
- TMP—June
- Design Guidelines—June
- Development Special Use Permits—tbd

City Council

- Debt Policy
- Debt Ordinance
- Special Tax District
(structure, rate, boundary
and other specifications)

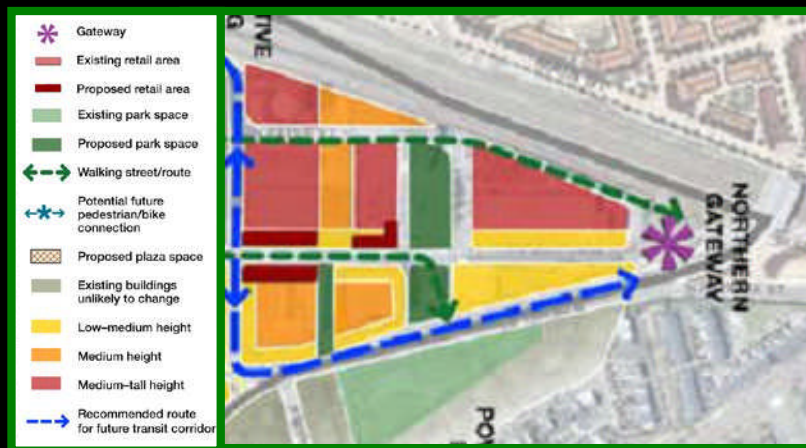
Regulatory Framework



Heights

Framework Streets

Usable Open Space



DSUP

CDD Zoning
Concept Plan
TMP

Small Area Plan

Process

Community Planning Process:

- 13 Advisory Group Meetings
- 7 Subcommittee Meetings
- 2 Summer Check-In Meetings
- 7 City Work Sessions
- 17 Greater Community Meetings
- 6 Metrorail Station Feasibility Work Group Meetings

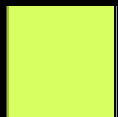
Context



Landbay F:
CPYR/
RREEF/
McCaffery



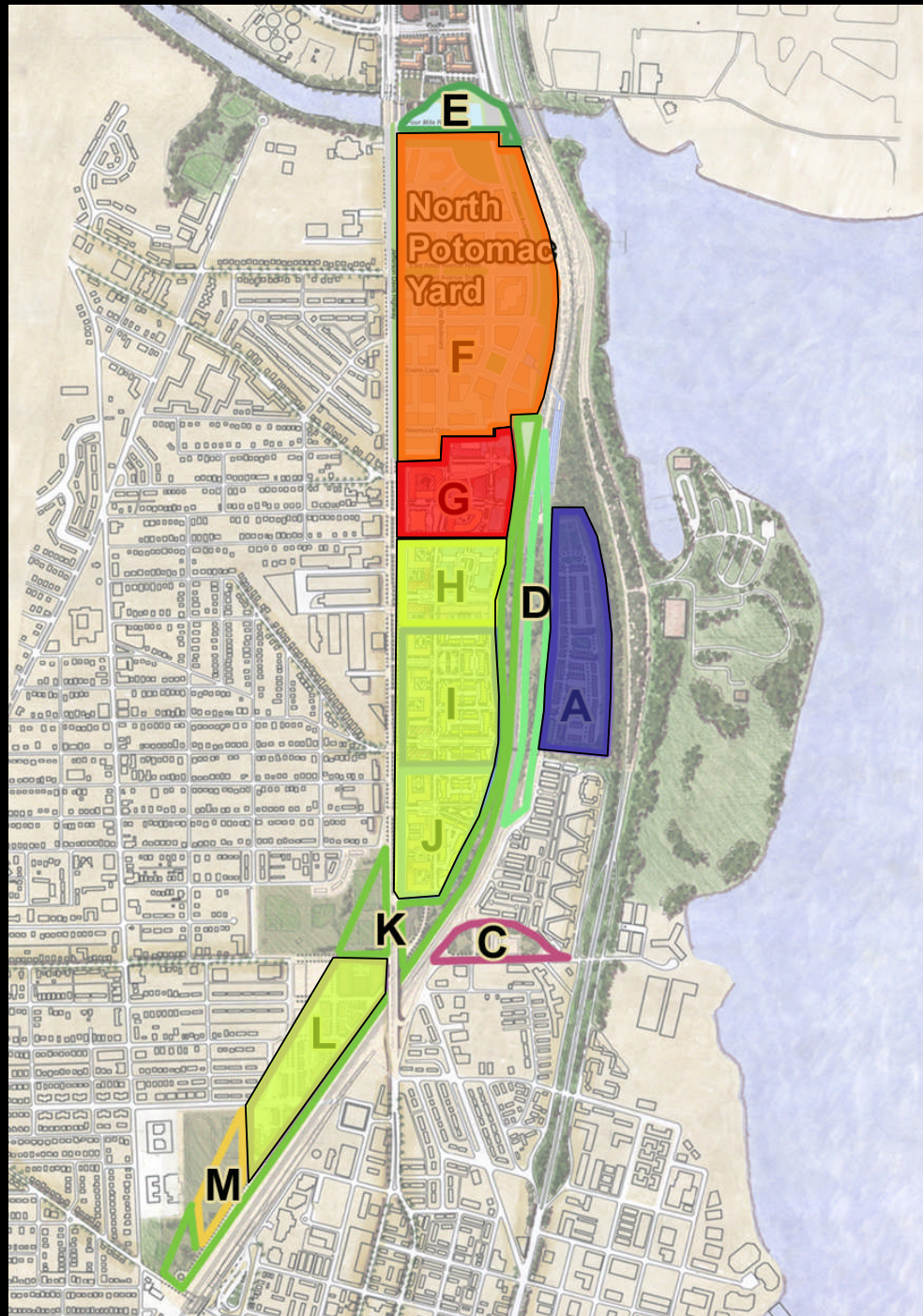
Landbay G:
MRP



Landbays H, I, J, L:
PYD



Potomac Greens



Overview of Small Area Plan



69.07 acres

Existing

600,000 sq ft Retail
Heights 50' to 77'



Proposed

7.5 million sq ft
Heights 65' – 250'



Comparisons

Land Area



North Potomac Yard --69.07 acres



Carlyle--76 acres

Comparisons

Density



North Potomac Yard – 7,525,000 SF



Carlyle - 6,907,000 SF

Master Plan Policy Questions

- Land Use
- Environmental Sustainability
- Community Facilities
- Retail
- Parking
- Transportation
- Metrorail Station Financing

Proposed Land Use

Office: +/-2,200,000

Retail: 930,000

Hotel: 170,000

Residential: +/-4,200,000

Total: +/- 7,500,000

Height: 65' to 250' (block max and min according to graphic)

Open Space: 40% total,
15% at ground level



Environmental Sustainability

- Minimum LEED Silver or comparable, or City's green building standards (greater)
- Area-wide sustainability through LEED-ND or similar
- Green roofs
- Stormwater management integrated in street and open space design
- Green Streets



Community Facilities

- School
- Live-performance theatre
- Child care in office buildings



Retail Strategy

- 930,000 square feet
- Local and regional destination
- Required and preferred locations (connect to G and the Metro)
- Comprehensive retail marketing strategy
- District-wide management strategy
- Retail Storefronts – depths
- Retail Signage



Parking

Figure 19. Below-Grade Parking.

Option 1

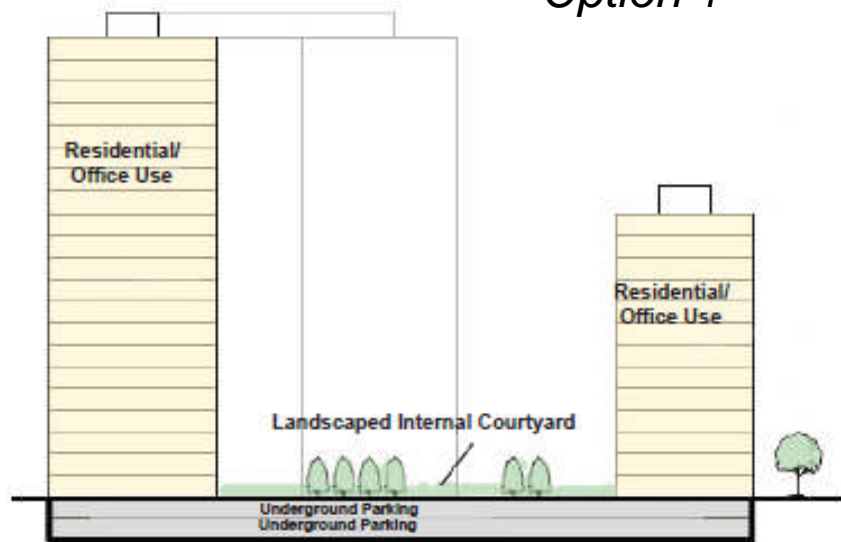


Figure 20 a. Embedded Parking

Option 2

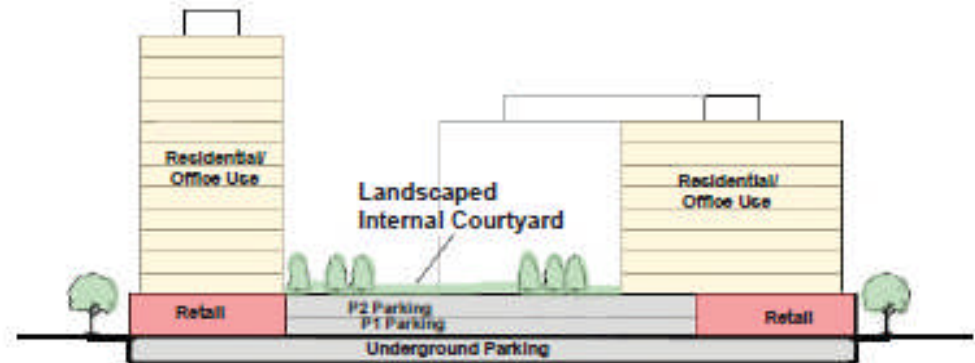
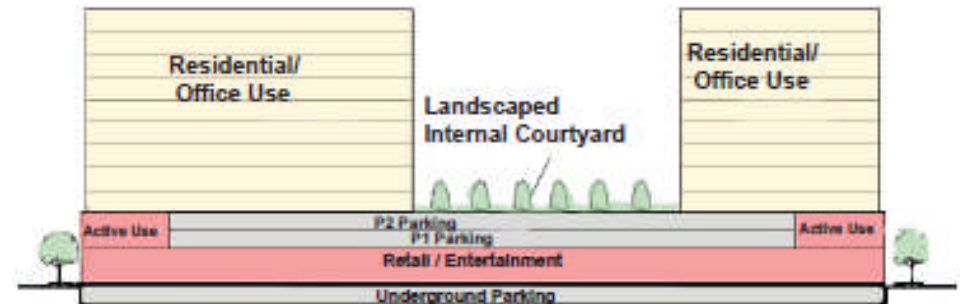


Figure 20 b. Embedded Parking above retail

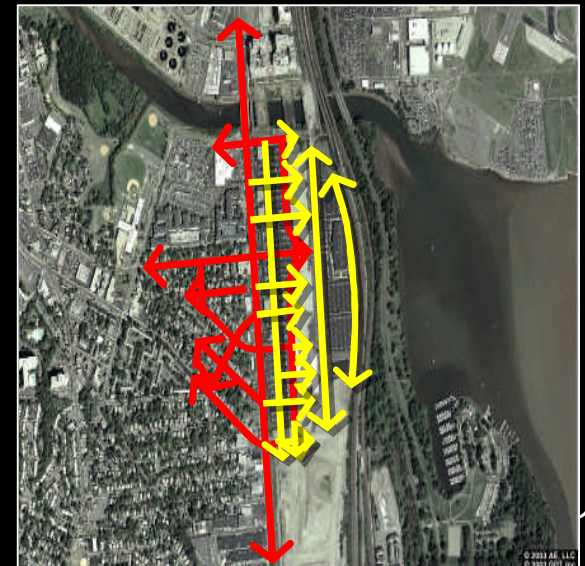
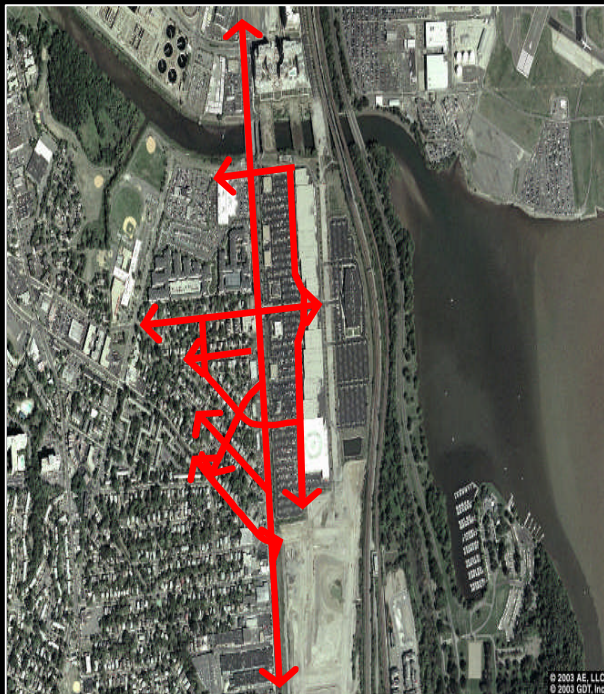
Option 3



- Parking Maximums
- Shared Parking
- Minimum one level underground parking
- Some blocks required to have underground parking
- Above grade parking – active uses

Infrastructure Transportation Network

- Local bus service
- Limited connectivity
- Incomplete bicycle and pedestrian network
- Metro Station
- Dedicated Transitway
- Robust local bus service
- Robust street grid
- Enhanced Bicycle and Pedestrian network (on and off street)



High Connectivity Scenario

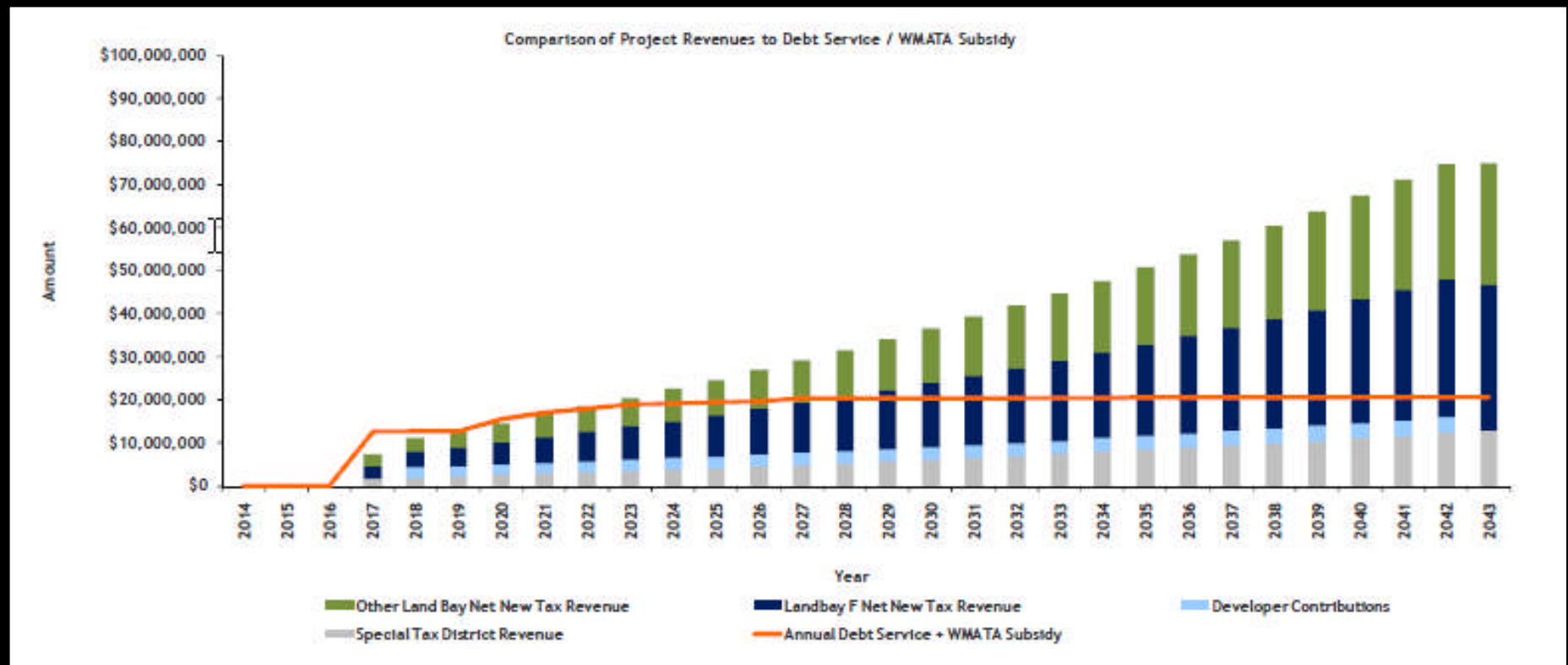
The map illustrates a proposed transit network in Washington, D.C., with the following components:

- Transit Lines:**
 - Black Line:** A major north-south corridor running along the Potomac River, with a 12% label near the river and a 26% label near the National Airport.
 - Purple Line:** A network of lines connecting the central business district to the Potomac River and the National Airport, with a 7% label near the river and a 10% label near the National Airport.
 - Red Line:** A network of lines connecting the central business district to the Potomac River and the National Airport, with a 3% label near the river and a 30% label near the National Airport.
- Key Areas:**
 - Potomac River:** The river is shown on the left side of the map, with a 12% label near the river and a 26% label near the National Airport.
 - Central Business District:** The area around the National Airport and the Potomac River is highlighted in yellow.
 - National Airport:** The airport is located in the upper right corner of the map.
- Other Features:**
 - Major Roads:** The map shows major roads such as the National Airport Access Road, George Washington Memorial Parkway, and the Potomac River.
 - Parks:** The map shows several parks, including the National Mall and the Potomac Park.
 - Waterways:** The Potomac River is shown on the left side of the map.

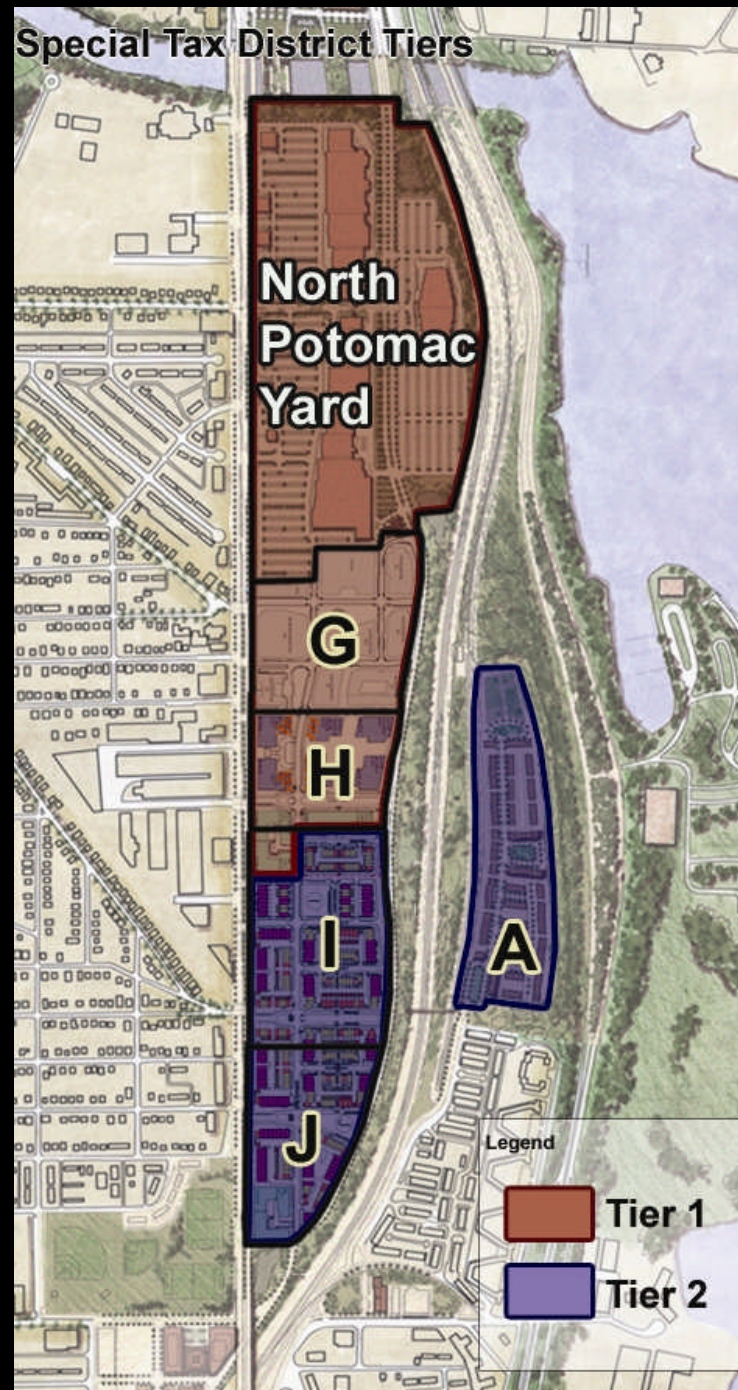
Recommended Transportation Improvements in Plan

- Potomac Yard Metrorail Station
- Crystal City/Potomac Yard (CCPY) Transitway
- Local and Circulator Transit Service
- Neighborhood Protection Plan
- Potomac Avenue
- Fine-Grained Internal Street Network
- New Commuter and Recreational Bicycle/Pedestrian Facilities
- Improvements at the intersection of E. Glebe Road and Route 1
- New east-west connectivity or comparable street, circulation, and/or transit improvements, as part of any proposed development and any future planning efforts

Funding a Metrorail Station



Special Tax District



Development-Rezoning Conditions

- Development Phasing
- Transportation Infrastructure
- Underground Parking
- Sanitary and Storm Sewer
- Green Infrastructure
- Open Space
- School Site
- Affordable Housing
- Theatre



Development Phasing



Questions and Discussion

Planning Commission

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